

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 4-26-13

Tentative No.: T-23366-1-NEW

Received Date: 4-12-13

FEES:
P.W.W.M. _____ \$1,872.00
Plus \$10.90 per site in excess of 6 sites _____ \$305.20
P.E.R.A. _____ \$210.00
PRINT \$2,387.20

Concurrency Review Fee (*6.00% of Sub-Total) --
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$143.23 *Not applicable within Municipalities
\$2,530.43 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY

Sec.: 17 Twp.: 56 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: OAK HAMMOCK TOWNHOMES

2. Owner's Name: CH-OAK HAMMOCK, LLC

Phone: 305 669-1740

Address: 4661 SW 71 AVENUE, 2nd FLOOR

City: MIAMI

State: FL

Zip Code: 33155

Owner's Email Address: ARODRIGUEZ@COASTLANDCI.COM

3. Surveyor's Name: RAFAEL CABRERA D/B/A CABRERA CONSULTING SVCS.

Phone: 305 389-8321

Address: 10412 SW 23 TERRACE

City: MIAMI

State: FL

Zip Code: 33165

Surveyor's Email Address: CABRERAPSM@AOL.COM

4. Folio No(s): 30-6017-000-0055 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 224 STREET / SW 102 AVENUE

7. Present Zoning: TOWNHOUSE

Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res. (____ Units), Duplex (____ Units), Apartments (____ Units), Industrial/Warehouse (____ Square .Ft.),
Business (____ Sq. Ft.), Office (____ Sq. Ft.), Restaurant (____ Sq. Ft. & No. Seats ____), Other (T.H. Sq. Ft. & No. of Units 33)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

Signature of Owner: _____

(Print name & Title here): Karen Rodriguez, MGRM

BEFORE ME, personally appeared Karen Rodriguez this 8 day of April, 2013 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 8 day of April, 2013 A.D.



MYRILYN ROSE
MY COMMISSION # DD 897108
EXPIRES: October 7, 2013
Bonded Thru Budget Notary Services

Signature of Notary Public: _____

(Print, Type name here): Marilyn Rose

(NOTARY SEAL)

Oct. 7, 2013
(Commission Expires)

DD897108
(Commission Number)

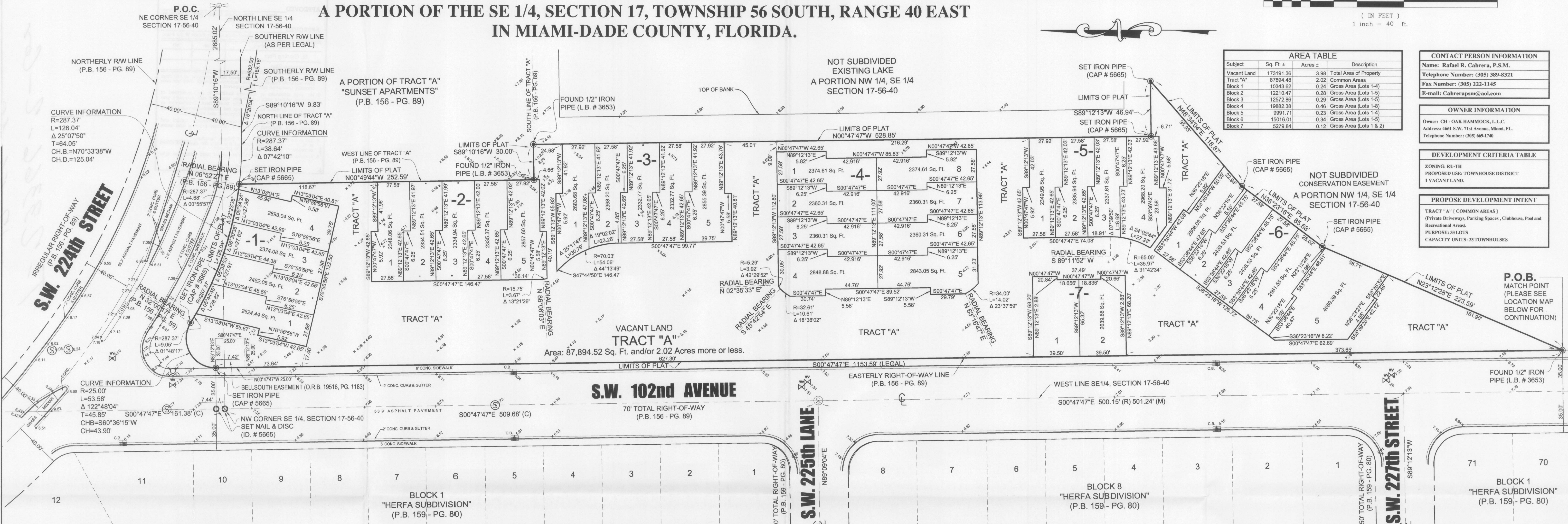
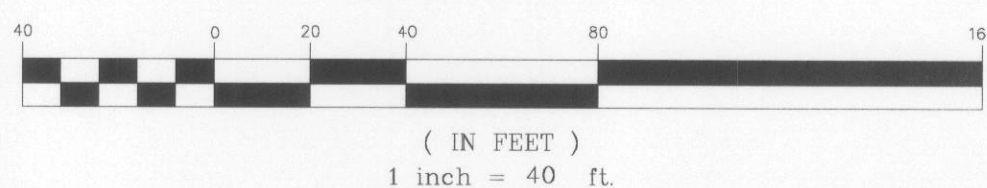
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-23386-2-COR.
OAK HAMMOCK TOWNHOMES
SEC. 17, TWP. 56 S, RGE. 40 E
ZONING: RU-TH MIAMI-DADE COUNTY

TENTATIVE PLAT OF "OAK HAMMOCK TOWNHOMES"

A PORTION OF THE SE 1/4, SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST
IN MIAMI-DADE COUNTY, FLORIDA.

GRAPHIC SCALE



SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the shown Legal Description. Provided by Client.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Agreements, Covenants, Easements, Encumbrances, and Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (S-17 F.A.C.), is "High Risk/Commercial". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning Information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Number of Tracts: 1 Tract + 33 Lots.
- Public Water to be Utilized in Tract "A".
- Public Sewer to be Utilized in Tract "A".
- Zoning: RU-TH TOWNHOUSE DISTRICT
- Proposed Use: (SEE TABLE)
- TOTAL AREA OF PROPERTY:
Gross Area: 173,191 Sq. Ft. and/or 3.98 Acres more or less.
Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary Survey for purpose of TENTATIVE PLAT.
- North arrow direction and Bearings shown hereon are based on: assumed value of S00°47'47"E along the East line of SW 1/4 of Section 17-56-40, as per "SUNSET APARTMENTS", according to the Plat Book 156, of Page 89, Miami-Dade County, Florida, Lying in East 1/2, Sec. 17-56-40.
- Unless otherwise noted, this Firm has not attempted to Locate footings and/or Foundations (underground).
- The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within Flood Zone: AE
Base Flood Elevation: 8.0'
Community: Dade County Unincorporated Area # 120635
Panel No. 0611 Suffice: L Firm Date: September 11, 2009.
Miami-Dade County Flood Criteria: 5.2 (N.G.V.D.)
Elevations are referred to: National Geodetic Vertical Datum of 1929.
Miami-Dade Bench Mark Datum: U-716-R
Elevation= 7.15 (N.G.V.D.)
Locator= 6042 W
Location: SW 216 ST --- 50' SOUTH OF PROJECTED SOUTH EDGE OF PAVEMENT
OLD CUTLER RD --- 57.5' NW OF NW EDGE OF PAVEMENT
Description: PK NAIL AND BRASS WASHER IN CONCRETE HANDICAPPED RAMP
Miami-Dade Bench Mark Datum: BC-50-2 FOUND AS BC-50-1
Elevation= 13.53 (N.G.V.D.)
Locator= 6052 SE
Location: OLD CUTLER RD (APPROX SW 224 ST) --- BRIDGE
Description: IN SIDEWALK AT SW CORNER OF BRIDGE
Original Field Survey Date: June 10th and September 18th, 2012.
- All Right-of-Ways not dedicated by this Plat were dedicated by previous Plats, if any.
- CERTIFIED TO: CH - OAK HAMMOCK, L.L.C.

LEGAL DESCRIPTION:

A portion of Section 17, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 17; thence S89°10'16"W along the North line of said Southeast 1/4 of Section 17 for 1342.51 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 17; thence S00°34'19"E along the East line of said Northwest 1/4 of the Southeast 1/4 of said Section 17 for 17.50 feet; thence continue S00°34'19"E along the East line of said Northwest 1/4 of the Southeast 1/4 of said Section 17 for 1608.58 feet; thence N64°37'20"W for 215.48 feet to a point of curvature with a circular curve concave Northeast; thence Northwest and Northerly along the arc of said curve, to the right, having a radius of 100.00 feet, through a central angle of 64°03'01" for an arc distance of 111.79 feet to a point of tangency; thence S00°34'19"E for 42.93 feet; thence S89°25'41"W for 655.71 feet; thence S25°24'01"W for 122.62 feet to a point on the Northeastery Right-of-Way line of The Black Creek Canal (C-1) being a point on a circular curve concave to the Southwest whose radius point bears S25°24'01"W from said point; thence Northwest along the arc of said curve having a radius of 1170.00 feet, through a central angle of 17°37'47" for an arc length of 360.00 feet to a point on the Easterly Right-of-Way line of S.W. 102nd Avenue; thence N00°47'47"W along said Easterly Right-of-Way line for 249.37 feet to the POINT OF BEGINNING; thence N23°12'28"E for 223.59 feet; thence N36°23'16"E for 85.68 feet; thence N48°34'04"E for 118.87 feet; thence S89°12'13"W for 46.94 feet; thence N00°47'47"W for 528.85 feet; thence S89°10'16"W along the Southern property line of the plateted Sunset Apartments as recorded in Plat Book 156, Page 89 of the Public Records of Miami-Dade County, Florida for a distance of 30.00 feet; thence N00°49'44"W along the Western property line of said Sunset Apartments plat for a distance of 252.59 feet to a point of tangency with the Southerly Right-of-Way line of S.W. 224th Street; thence Northwest along said Right-of-Way line along the arc of a curve to the right having a radius of 287.37 feet, through a central angle of 25°07'50" for an arc distance of 126.04 feet to a point intersecting with the Easterly Right-of-Way line of S.W. 102nd Avenue; thence continuing along said Easterly Right-of-Way line of S.W. 102nd Avenue Northwest and Southeast along the arc of a curve to the left having a radius of 25.00 feet through a central angle of 122°48'04" for an arc distance of 53.58 feet; thence continuing S00°47'47"E along said Easterly Right-of-Way line for a distance of 1153.59 feet to the POINT OF BEGINNING.

Parcel Identification Number: 30-6017-000-0055.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY and TOPOGRAPHIC FEATURES of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027 of the Florida Statutes.

CABRERA CONSULTING SERVICES, LB 7102

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4/29/13
RAFAEL R. CABRERA, P.S.M.
CERTIFICATE NO. L.S. 5665
STATE OF FLORIDA

AREA TABLE		
Subject	Sq. Ft. ±	Acres ±
Vacant Land	173191.36	3.98
Tract "A"	87894.48	2.02
Block 1	10343.62	0.24
Block 2	12210.47	0.28
Block 3	12572.86	0.29
Block 4	19862.38	0.46
Block 5	8991.71	0.21
Block 6	15016.01	0.34
Block 7	5279.84	0.12
Total Area of Property		173191.36

CONTACT PERSON INFORMATION
Name: Rafael R. Cabrera, P.S.M.
Telephone Number: (305) 389-8321
Fax Number: (305) 222-1145
E-mail: Cabrera@csllb.com

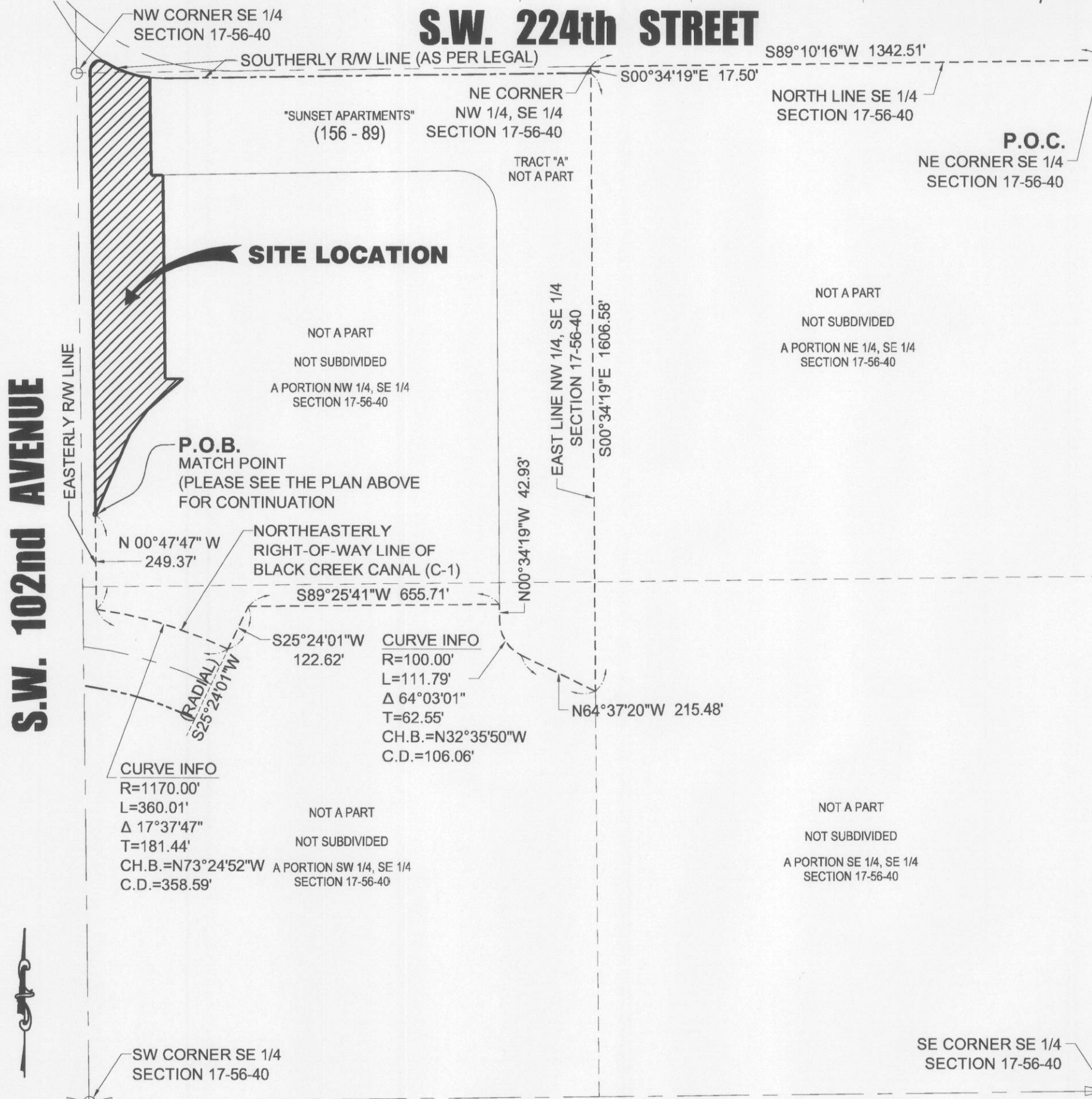
OWNER INFORMATION
Owner: CH - OAK HAMMOCK, L.L.C.
Address: 4661 S.W. 71st Avenue, Miami, FL
Telephone Number: (305) 669-1748

DEVELOPMENT CRITERIA TABLE
ZONING: RU-TH
PROPOSED USE: TOWNHOUSE DISTRICT
1 VACANT LAND.

PROPOSED DEVELOPMENT INTENT
TRACT "A": COMMON AREAS
(Private Driveways, Parking Spaces, Clubhouse, Pool and Recreational Areas)
PURPOSE: 33 LOTS
CAPACITY UNITS: 33 TOWNHOUSES

P.O.B.
MATCH POINT
(PLEASE SEE
LOCATION MAP
BELOW FOR
CONTINUATION)

S.W. 224th STREET



LOCATION MAP

SE 1/4 OF SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA.
SCALE = 1" = 300'

LEGEND & ABBREVIATIONS

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
B.M.	+	BENCH MARK	GM	+	GAS METER	P.B.	+	POINT OF BEGINNING
BS, MH	⊙	BELL SOUTH CONC. BOX	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
(C)	⊙	BELL SOUTH MANHOLE	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
D.	⊙	DITCH	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
CB	⊙	CATCH BASIN	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
CLP	⊙	CONCRETE LIGHT POLE	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
CONC.	⊙	CONCRETE	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
CLF	⊙	CHAIN LINK FENCE	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
E	⊙	ELECTRIC	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
C&G	⊙	CURB AND GUTTER	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
D.H.	⊙	FOUND DRILL HOLE	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
D.M.E.	⊙	DRAINAGE AND MAINTENANCE EASEMENT	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
EB	⊙	ELECTRIC BOX	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
ELEV.	⊙	EXISTING ELEVATION	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT
FH	⊙	FIRE HYDRANT	GV	+	GAS VALVE	P.C.	+	POINT OF COMMENCEMENT

OAK HAMMOCK TOWNHOMES

TENTATIVE PLAT NO. **23366-2-COR.**

Sec. 17

Twp. 56

Rge. 40

Municipality: MIAMI-DADE

Zoned: RU-TH

RECOMMENDS
APPROVAL

5-10-13
Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS
APPROVAL

5-10-13
Date. Regulatory and Economic Resources Dept. (Zoning)

☒ Recommends approval subject to the requirements checked below:

☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.

☒ Concurrency capacity reservation is valid until May 9, 2014 if tentative plat is kept active.

☒ Tentative Plat valid until February 10, 2014
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting

☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.

☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.

☒ Site to be filled to County Flood Criteria Elevation of 5.2 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.

☒ Property owner/ Developer must provide the needed improvements within the right-of-way.

☒ For the removal of any tree a permit is required.

☒ Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.

☒ Guardrail is required on all roads (paved areas) adjacent to lake.

☒ Property Owners Association agreement for maintenance of private roads, common areas is required.

☒ Areas adjacent to lake to be graded so as to prevent direct overland discharge of storm water into lake.

☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

☒ School Board approval required prior to final plat review.

☒ MDWASD approval required prior to final plat review.

☒ Special Taxing District approval required prior to final plat review.

☒ See attached Miami Dade Water and Sewer Department (MDWASD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.

☒ Final Mylar(s) plus five (5) prints.

☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.

☒ Paid Tax receipts (and escrow, if applicable).

☒ Processing fee for Final Plat.

☒ Recording fee for Final Plat.

☒ Processing fee for Permanent Reference Monument Verification.

☒ Water Control Division approval after final plat submittal. (DRER)

☒ Approval regarding method of water supply.

☒ Approval regarding method of sewage disposal.

☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).

☒ State Plane Coordinate Data Sheet.

☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/pubworks/plats/search.asp>)